

MIRAMAR LANDING HOMEOWNERS ASSOCIATION (HOA) ARCHITECTURAL REVIEW GUIDELINES AND PROCEDURES

OBJECTIVES

The overall objective of this document is to serve as a uniform guide to both Miramar Landing Homeowners and the members of the Architectural Review Board in maintaining and enhancing our carefully designed community. These guidelines and standards address improvements for which homeowners will most often submit applications to the Architectural Review Board (ARC). They are not intended to be all-inclusive or exclusive, but rather serve as a guide to identifying improvements permissible in the community.

The specific objectives of this document are:

- To provide uniform guidelines to be used by the Architectural Review Board in reviewing applications in light of the goals set forth in the founding documents of the community and the actions of the Board.
- To assist homeowners in preparing an acceptable application to the Architectural Review Board.
- To increase homeowners awareness and understanding of the Declaration of Conditions, Covenants, Restrictions and Reservations of Easements for Miramar Landing, and applicable Resolutions of the HOA Board of Directors.
- To describe the organization and procedures involved with the architectural standards established by the Declaration of Covenants, Conditions, Restrictions, and applicable Resolutions of the HOA Board of Directors.
- To illustrate basic design principles, which will aid the homeowners in developing exterior improvements and structural changes that are in harmony with the immediate neighborhood and community as a whole.
- To assist homeowners in maintaining a well-kept community in order to protect and enhance the economic property and aesthetic values and the overall desirability of the homes within our community.
- Any questions regarding these guidelines and procedures or application submissions should contact:

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SECTION I

A. INTRODUCTION

All homeowners and residents benefit from the planning and design that have been an important part of the development of our community.

The purpose of design controls is to assure homeowners and residents that the standards of design quality will be maintained. This, in turn, protects property values and enhances the community's overall environment.

This document is designed to address exterior alterations or structural changes made by homeowners to their property (land and structures) as set forth in the Declaration of Covenants, Conditions, Restrictions and Reservations of Easements, By-Laws of the Miramar Landing Homeowners Association, and Resolutions of the HOA Board.

The authority for maintaining the quality of design in the community is founded in the Declaration of Covenants, Conditions and Restrictions and Association By-laws, which are a part of the deed to every property. The covenants establish the Architectural Review Board.

As a homeowner, by at least initial or subsequent resale settlement, you should have received copies of the Declaration of Covenants, Conditions, Restrictions and Reservations of Easements, the Articles of Incorporation, and The Homeowners Association By-Laws, which establish the Miramar Landing Homeowners Association in the homeowner's document package. Sellers are required by Maryland law to provide a copy of all "home ownership documents to the buyer." These covenants and restrictions are permanently attached to each parcel of land in this community and are binding on all homeowners, current or future. As a result, these covenants and all other homeowner documents should be read and fully understood by each homeowner.

B. DEFINITIONS

Covenant – Generally a promise by one person to another to do or refrain from doing something that is legally enforceable.

Nuisance – An unreasonable activity or condition on one's property that substantially or unreasonably interferes with another property owner's use and enjoyment of his/her land.

Structure – (As defined in the Miramar Landing Declaration of Covenants, Conditions, Restrictions and Reservations of Easements).

(a) Any thing or object, including shrubbery and landscaping, the placement of which upon any Lot may affect the appearance of the Lot, including but not limited to any building, garage, porch, shed, greenhouse, bathhouse, coop, cage, house trailer, covered or uncovered patio, swimming pool, pond, fence, curbing, paving, wall, signboard, or any other temporary improvement on the Lot.

(b) Any excavation, fill, ditch, dam or other thing or device which affects or alters the natural flow of surface waters from, upon or across any Lot, or which affects or alters the flow of any waters in any natural or artificial stream, wash or drainage channel form, upon or across any Lot.

(c) Any change of more than six (6) inches in the grade of any Lot.

C. ARCHITECTURAL REVIEW BOARD REVIEW CRITERIA

The Architectural Review Board (ARC) evaluates all submissions on the individual merits of each application. The characteristics of the house type and the individual site are taken into account when evaluating the particular design proposal. What may be an acceptable structural change or design of an exterior in one instance may not be for another.

The following criteria represent in more specific terms the general standards that will be used in reviewing and evaluating such application for structural or design change.

1. **Validity of Concept**

The basic idea must be sound and appropriate to its surroundings.

2. **Design Compatibility**

The proposed improvement must be compatible with the architectural characteristics of the applicant's house, adjoining houses, and the neighborhood setting. Compatibility is defined as similarity in architectural style, quality of workmanship, similar use of materials, color, and construction details.

3. **Location and Impact on Neighbors**

The proposed alteration should relate favorably to the landscape, the existing structure, and the neighborhood. The primary concerns include, but are not limited to access, view, sunlight, ventilation, and drainage. For example, (a) fences may obstruct views, breezes or access to neighboring property; (b) decks or larger additions may cast unwanted shadows on an adjacent patio or property or infringe on a neighbor's privacy; (c) lighting (Flood Lights, Lamp Posts, etc.) may cast unreasonable light on to adjacent properties.

The size of the proposed alteration should relate well to adjacent structures and its surroundings. For example, a large addition to a small house or building a very large storage may be inappropriate.

4. **Good Neighbor Policy**

When proposed alteration has possible impact on adjacent property, it is suggested that the applicant discuss the proposal with neighbors prior to making an application to the Architectural Review Board. It may be appropriate in some cases to submit neighbor comments along with the application. Notification would not imply consent, but allow the ARC to consider comments along with the proposed alteration.

The ARC may, at its own discretion, solicit comments from adjoining property owners regarding certain applications.

5. **Color:**

Color may be used to soften or intensify visual impact. Parts of the addition that are similar to the existing house such as roofs, siding and trim should be matching in color

and must remain the same as it was when the house was developed. If the same color item is no longer available, permission from the ARC must first be sought before the color change is undertaken.

Paint colors for shutters and entry doors must be one of the approved colors for the community (see later section Design Criteria) or one approved by the ARC. Trim (e.g., eaves, fascia, window framing), gutters/down sprouts and garage doors must remain the original color or white.

6. Materials:

Continuity is established by use of the same or compatible materials as were used in the original house. The options may be limited somewhat by the design and materials of the original house.

7. Workmanship:

Workmanship is another standard which is applied to all exterior alterations. The quality of work should be equal to or better than that of the community. Poor practices, besides causing the owner problems, can be visually objectionable to others. Poor workmanship can also create safety hazards.

8. Timing:

Projects are to be completed within, six (6) months of approval; otherwise they will need to be re-approved by the ARC.

SECTION II

A. STRUCTURAL CHANGES AND DESIGN MODIFICATIONS REQUIRING APPROVAL BY THE HOA ARCHITECTURAL REVIEW BOARD

Generally, all exterior alterations require the approval of the Architectural Review Board.

No building, fence, wall, or other structure or addition to a structure shall be erected, placed, moved onto, altered, or externally, nor shall any existing structure be removed, modified, or altered in any way to change its exterior appearance or structural integrity until the plans and specifications (including, but not limited to, elevation, material, color, and texture, and a site plan showing the location of improvements, with grading modifications) shall be filed with and approved in writing by the Architectural Review Board.

This paragraph explicitly states than any change, permanent or temporary, to the exterior appearance of one's property be approved by the Architectural Review Board. Further, once a plan is approved it must be followed. Subsequent modifications require additional Architectural Review Board approval.

Each application is reviewed on an individual basis. There are no "automatic" approvals, unless provided for specifically in these guidelines. For example, a homeowner who wishes to construct a deck identical to one already approved by the Architectural Review Board is still required to submit an application. The one exception involves structures, such as decks, which are offered as

builder options and are shown on original site plans. These builder-provided structures, if built to exact option specifications, have already been approved by the Architectural Review Board and therefore do not require an application.

B. FORMAT FOR ARCHITECTURAL REVIEW BOARD APPROVAL SUBMISSIONS

1. A sample request for form submission of architectural changes is provided at Attachment "A". Forms can be obtained from the Management Office or from our website. Generally, the following items should be a part of every application.

Site Plan: A site plan is most easily prepared by submitting a copy of the property plat. Indicate proposed changes, including dimensions and distances from adjacent property and houses.

Material and Color: Provide a description of the existing materials and colors and the proposed colors and materials. Where materials and/or colors are compatible but different from those of the existing structures, samples of color chips should be submitted for clarity.

Drawings and Photographs: A graphic description should be provided, and may be in the form of manufacturer's literature or photographs as well as freehand or mechanical drawings. The amount of detail should be consistent with the complexity of the proposal. Relationships of major architectural features such as existing and proposed roof lines, window sizes and alignment, building heights, roof slopes, exterior elevations for proposed structure, and if appropriate, plans or provisions for landscaping or grading, etc., should be shown as they affect the applicant's house, and in the case of attached houses, as they relate to adjacent houses. In any case, the sketch or photograph should be accompanied by a written description.

2. Review Procedures: All applications should be submitted to the Architectural Review Board, whether it is permanent or temporary. The application will be reviewed for completeness. If the application is complete the review process may begin. If not, the application will be returned to the homeowner for additional information. The Architectural Review Board has sixty (60) days to review an application. The decision of the ARC will be sent in writing to the applicant's address. Failure of the ARC to act upon any request submitted to it within sixty (60) days after submission, shall be deemed to have been approved as submitted. In any event, the Committee will also send a written response to all requests.

3. Appeal of an Architectural Review Committee Decision. An appeal may be made to the Board if it appears that the following situations occurred:

- Proper procedures were not followed during the administration and review process, or
- The ARC decision was Arbitrary and had no rational basis.

To initiate the appeals procedure, the applicant must submit a written request for an appeal within ten (10) days of the applicant receiving the ARC decision. The appeal will be referred to the Board for review.

C. ENFORCEMENT PROCEDURES

The following procedures will be taken by the Architectural Review Board to enforce the rules and regulations as set forth in these guidelines:

1. All owners and residents of Miramar Landing shall comply with all the provisions of the Articles of Incorporation, Declaration of Covenants, Conditions and Restrictions, the By-Laws, and all HOA Board Resolutions, Rules, and Regulations. Failure to comply with the aforementioned documents shall be grounds for an action to recover damages or for injunctive relief, for suspension of voting rights, for foreclosure of liens, or any other legal or equitable relief deemed appropriate.
2. In the event any rule or regulation of the Miramar Landing Homeowners Association is violated, the owner shall be notified of the violation by certified mail, return receipt requested. Notice shall be sent to the address shown on the books of the Management Agent.
3. If the owner is a non-resident, a copy of the violation notice shall also be sent to the tenant, at the unit address, by first class mail.
4. In any instance where the violation presents a health or safety hazard, the Management Agent may take immediate action, at the owner's expense, to correct the violation. Notification to the owner of the action taken and the costs incurred will be made by certified mail, return receipt requested.
5. The owner shall have the right to appeal any violation citation. The request for appeal must be submitted in writing, and received in the offices of the Management Agent within ten (10) days of receipt of the violation notice.
6. In the event the owner does not bring the violation into compliance within ten (10) days, or submit a request for appeal within ten (10) days of the date of receipt of the violation, the Association shall proceed with enforcement as provided in Article IX, Section 1(g) and Article XI, Section 2 of the Declaration of Covenants, Conditions, and Restrictions.

Please note that failure of the HOA or ARC to enforce any provision, covenant, restriction, or rule and regulation shall in no event be deemed a waiver of the right to do so thereafter.

Right of Entry: As stated in Article VII, Section 1, Declaration of Covenants, Conditions, and Restrictions, the HOA/Architectural Review Board shall have the right to enter upon and inspect any Lot during reasonable daylight hours for the purpose of ascertaining compliance with these restrictions.

D. ARCHITECTURAL STANDARDS AND GUIDELINES

The guidelines and standards that follow address a broad range of exterior structural and/or design alterations for which homeowners frequently submit an application to the ARC. While it would be impossible to address each specific design condition, these guidelines present the principle factors which should be considered when developing a design. More specifically, these guidelines define the limits to size, quality of construction, location, materials and color based on the intended use and relationship to adjoining properties rather than focusing on a particular

construction detail or a specific design alternative. As previously stated, all projects are to be **completed within six (6) months.**

The individual merits of each application will always be considered by the ARC. The use of these guidelines should assist the homeowner in gaining timely approval. The applicant who follows the guidelines should expect approval or rationale as to why the application was not approved.

Amendments to the Guidelines: The ARC will conduct an annual evaluation to determine if the guidelines need to be amended. It is anticipated that any changes would be primarily additive and would not involve substantive changes of the existing guidelines.

SPECIAL NOTE - COUNTY APPROVALS: Many structural changes require county review, including the issuance of permits. It is the homeowner's responsibility to obtain all county approvals and permits. Baltimore County should be contacted prior to beginning any work in order to verify what procedures must be followed and obtain required permits. County approval does not preclude the need for ARC approval and vice versa.

E. THE FOLLOWING ITEMS REQUIRE ARC APPROVAL

1. MAJOR EXTERIOR CHANGES

Major alterations are generally considered to be those which substantially alter the existing structure either by subtraction and/or addition. Major building alterations include, but are not limited to construction of driveways, garages, porches, sidewalks, greenhouses, fireplaces, chimneys, pools, ponds, and other additions to a home, etc.

More specifically, the design of major alterations should be compatible in scale, materials, and color with the applicant's house and adjacent houses. The location of major alterations should not impair the views or amount of sunlight and natural ventilation on adjacent properties. Pitched roofs must match the slope of the roof on the applicant's house. New windows and doors should match the type used in the applicant's house and should be located in a manner which will relate well to the location of exterior openings in the existing house.

If changes in grade or other conditions which will affect drainage are anticipated, they must be indicated. Approval will be denied if adjoining properties are adversely affected by changes in drainage.

Construction materials must be stored so that the impact on neighboring properties is minimized. Excess material should be immediately removed after completion of construction.

2. FENCES

No fence or enclosure shall be built on any Lot without first obtaining written approval of the ARC as to location, material, color, and design. Fences must be six (6) feet in height and match the other fences in the community, which is board on board and constructed of wood. With regard to existing fences, any alterations to this fencing must be reviewed by the ARC. All fence modifications must match the style, color, and materials of the existing fences. Chain link or other wire-type fencing is not permitted.

3. STORAGE SHEDS

Storage sheds are not permitted. If a homeowner would like to store items outside they can do so using a plastic storage bin and must be set against the foundation in the rear of the home and must be less than 45 cubic feet and the height should not exceed more than 6 feet.

4. PATIOS AND DECKS

Patio and Deck Location: Patio and decks are to be located in rear yards. When patio and deck schemes include other exterior changes, such as lights, landscaping, etc., other appropriate sections of these guidelines should be consulted before filing an application.

Decks: All decks are to be of pressure treated wood or suitable synthetic product. Applications must include a site plan showing size of deck, location as it relates to applicant's house as well as adjacent houses and property lines, description of materials to be used, and details of railings, posts, stairs, steps, etc., as required to clearly describe proposal. Please include the height of the deck off the ground.

Ground Level Patios: Rear yard, ground level patios made of decking material, brick, stone, or cement require ARC approval. Applications for patios must include a site plan showing size of patio, location, description of materials to be used, and other details (such as stairs, steps, lighting, and all other built-in items).

5. TRELLISES/ARCORS

The use of trellises and/or arbors as part of a fence, deck or patio will be reviewed on a case-by-case basis and should be incorporated into the overall design of the project.

6. DOGHOUSES

No dog houses are allowed.

7. SUN CONTROL DEVICES

The Architectural Review Board must approve permanent awnings, trellises, or other sun control devices. Awnings or trellises are not permitted in the front of a home. The application must include a description of the device (materials and color) and a site plan depicting the location of the device.

8. SWIMMING POOLS, PONDS, AND HOT TUBS

Swimming pools and ponds are not permitted. Hot Tubs require ARC approval and must be incorporated within a deck or patio and not to be seen from the road.

9. RECREATIONAL AND PLAY EQUIPMENT

Homeowners often express interest in permanently installed swing sets, basketball backboards, tot lots, etc. Most equipment of this sort, though commercially available, is less than pleasing in appearance. Creatively designed equipment and play equipment constructed of wood or suitable synthetic rust-free materials is encouraged. The guidelines listed below are provided in an effort to reconcile the need for play equipment with the goal of minimizing its visual impact. Prior to the installation of any equipment, an application to the ARC shall be submitted and approved.

Design Criteria

a. **Location and Size:** Equipment will be permitted only in rear yard locations not visible from the front of the house. Consideration must be given to lot size, equipment design and size, and amount of visual screening. The equipment must be placed so as to avoid being a nuisance to the neighbors.

b. **Basketball Backboards and Free Standing (portable) Basketball Hoops:** Basketball backboards must follow Baltimore County Ordinances and Rules, and HOA Board of Director guidelines.

Free Standing (portable) Basketball Hoops shall not be placed or used on public streets, cul-de-sacs, alleys, or on any common area of the HOA. Portable Hoops on a homeowner property must be located at least 12 feet from the neighboring property line, and hoops cannot be used between 8 pm and 8 am.

No basketball hoop/rim/backboard may be attached to the front or side of any dwelling.

c. **Materials and Color:** Equipment made of natural or synthetic rust-free materials is preferred. Other play equipment colors will be considered, contingent upon location and landscaping.

10. EXTERIOR PAINTING

Color changes apply not only to the house siding, but also to the doors, shutters, trim, fascia, roofing, and other appurtenant structures. No person shall paint the exterior of any building a color different than the original, without the proposed color having been approved by the ARC. Homeowners, however, may paint front doors and shutters a different color as long as that color is the same for both the door and shutters and is one from the approved list of colors for the community initially used by the builder. Paint Manufacture: Duron Paints. These colors include:

- Bordeaux
- Musket Brown
- Midnight Green
- Black
- Clay
- Wedgewood Blue
- Federal Brown
- Forest Green
- Tuxedo Gray

Trim, window frames, and garage doors must be painted the original color or white; if not, the homeowner must submit a request for change of color to the ARC. Change of exterior siding colors may be approved by the ARC if in conformance with established neighborhood guidelines or selected from one of the existing neighborhood colors (e.g. Sandstone, Antique Ivory, Snow White, Almond and Dover Grey – Duron Paints). Any brick addition shall be of the original brick color, if applicable. If no brick is currently on the home, brick may be added, if approved by the ARC in advance, but must be in conformance with established neighborhood guidelines or selected from one of the existing neighborhood colors. Repainting or staining a specific object to match its original color does not require ARC approval.

11. MAJOR LANDSCAPING

Care should be exercised in the landscaping and in the planting and maintenance of trees and shrubs on your lot to prevent drainage problems or obstruction of sight lines required for vehicular traffic. Consideration should also be given to type of trees to be planted, specifically with regard to size of mature trees and how roots will affect water lines, underground cables, and other structures and utilities, etc. If such plantings result in complaints by neighbors, the Architectural Review Board will consider appropriate measures to resolve the problem. Vegetable plants of any kind shall be limited to the rear yard of the unit.

Applications, when required, should include a description of the types and sizes of trees and shrubs to be planted and a site plan showing the relationship of plantings to the house and adjacent dwellings.

An application is **NOT REQUIRED** for foundation plantings, or plantings within five feet of the inside of a rear yard fence, if the trees or shrubs planted will not grow to exceed six (6) feet.

An application **IS REQUIRED FOR:**

- trees and shrubs adjacent to the dwelling foundation or within five feet of a rear yard fence if the trees or shrubs will exceed 6 feet when mature,
- hedges more than 3 feet in height or 8 feet in length, or other features which in effect become structures, fences or screens and a part of other applications where required.
- railroad ties, garden timbers or retaining stone walls which form a wall over 2 feet high or 8 feet long. Include a site plan with the location of ties or timber drawn in, and information on landscaping plans and any grading changes.
- rock gardens in the event rocks or collections of rocks exceed 36 inches in any direction. All rocks shall be left their natural color.

An application must be submitted for gardens, which do not meet the above requirements.

12. Exterior Lighting

No exterior lighting shall be installed or maintained in such a way as to cause discomfort to adjacent neighbors. All spotlight security lighting is to be directed inside the property boundaries for privacy reasons. Applications for exterior lighting changes (whether individual or part of a deck, patio, or other landscaping application) must include wattage, height of fixture above ground, and a complete description of the light fixture (materials, design, and number of bulbs on a single fixture), and the proposed location.

13. Ground Patios

Ground patios shall be constructed from brick, slate, or other natural rock that is compatible with home décor, style, and color. Applications must specify dimensions, materials to be used, and color.

E. PROHIBITED PRACTICES

The following items below are prohibited:

1. Compost piles
2. Solar panels (unless installed on the roof which must receive ARC approval before installation)
3. Window unit air conditioners and fans
4. Exterior antennas
5. Clotheslines
6. Dog Runs
(Dog runs are small fenced areas within a rear yard for a dog requiring more security than is provided by the property line fence)
7. Satellite dishes mounted on the ground or in the front of a house or from the side so as not to be visible from the street.

SECTION III GENERAL GUIDANCE – COMMUNITY STANDARDS

A. LANDSCAPING DECORATIONS AND WINDOW BOXES

Exterior decorative lawn objects such as birdbaths, small figurines, garden statues, etc., may be placed in the front yard of a residence, provided that the object is of a neutral color/material, and that the number of objects shall not exceed six (6) in number. Birth baths cannot exceed 36 inches in height. Small benches shall not exceed 24 inches in height or 4 feet in length and must be placed on the front porch. Similar decorative objects may be placed with the same limitations in the rear yard (not the side yard) up to a limit of twelve (12) objects and may not be visible above the fence line. Window boxes are limited to 3 feet in length and may only be placed in the rear yard (on the deck railing, etc.) Seasonal holiday decorations are permitted on the front of units and must be removed within two (2) weeks of the end of the holiday/season.

B. ELECTRONIC INSECT TRAPS

No device shall be installed or maintained in such a way as to cause discomfort to adjacent owners from noise and may only be operated during those times when the immediate area protected by the trap is occupied by the owner or his guests. Thus, as a general rule, if you own a “bug-zapper,” it must be placed in the rear yard and must be turned-off when the yard is not in use.

C. FLAGPOLES

Temporary flagpole staffs which do not exceed six feet (6') in length and are attached at an incline to the front wall or pillar of the house or dwelling unit does not require ARC approval. All other types of flagpoles are prohibited.

D. BARBECUE GRILLS

Any use of a portable grill should be in accordance with County Fire Codes.

E. SATELITE DISHES

All satellite dishes should be mounted in the rear of the home or on the back side of the dwelling, except when such locations prevent adequate signal reception. Proof of inadequate signal reception will be required by the installation carrier.

G. GUTTERS AND DOWNSPOUTS

Gutters and downspouts must match those existing in color and design and must not adversely affect drainage on adjacent properties.

H. ATTIC VENTILATORS

Attic ventilators or other mechanical devices requiring penetration of the roof should be as small in size as functionally possible and should match the roof or be mill finish. They should be on the backside of the roof to the extent possible and not extend above the ridgeline.

J. TRASH AND RECYCLE CONTAINERS

Trash and garbage containers shall not be permitted to remain in public view except on days of trash collection. Trash/recycle containers shall not be placed for pickup prior to 5:00 p.m. on the evening prior to pickup. These containers must be picked up from the yard the same day as pickup. Trash must be in the provided trash container or in securely tied plastic bags and must be placed curbside. At all other times trash containers must be kept in the garage.

K. SIGNS - REAL ESTATE SALES/RENT, ETC.

No sign of any kind shall be displayed to the public view on any property. There shall be no more than one real estate sign per lot and only be displayed in the window. All signs shall be removed within seven days of settlement or leasing of property. No real estate sign shall be illuminated. Signs may utilize reflective paint. Open house signs and directional signs are permitted on the day of open house and shall promptly be removed at the conclusion of the open house. No sign of any kind shall be affixed to traffic, neighborhood watch, or other HOA notice signs.

M. LEASING OF UNITS

A unit owner who leases his unit shall promptly, following the execution of any such lease, forward a copy thereof to the Association prior to lessee occupies the house/townhouse. The Association must be notified of any continuation, extension, renewal, or termination of the lease. A house cannot be physically divided into two separate units with separate entrances.

Boarders/renters are permitted as long as there are no more than three unrelated persons residing with the owner or sharing a house with non-owners. All absentee owners are required to promptly notify the Association of their new address and phone number and to provide the work and home numbers of their tenants.

All leases shall provide that the right of the lessee to use and occupy the unit shall be subordinate and subject in all respects to the provisions of the Declaration, Covenants, By-laws and Rules and Regulations.

Residents, including lessees, are responsible for maintaining the exterior of their dwellings and any other structures on their lots, such as decks, fences, sheds, landscaping, and playground type of equipment. All window treatments must conform to acceptable standards of a "first class" neighborhood; i.e., no sheets or blankets or items not customarily used for window treatment shall be allowed.

N. LAWN CARE

Pursuant to Article V Section 5 of the Restrictive Covenants, "all lawn areas shall be kept mowed and shall not be permitted to grow beyond a reasonable height." Front yards should be maintained (mowed and fertilized/weed treatments) so as not to degrade the appearance of the neighborhood. Over seeding or covering with sod should repair any bare areas which are dead. Weeds and crabgrass should be removed as much as possible, and insects or disease on trees, shrubs, and grass should be treated to prevent infestation of surrounding areas.

O. TREES AND SHRUBS

Homeowners are responsible for maintaining the trees and shrubs which were planted in each lot's front and rear lawns by the builder. This responsibility includes watering, fertilizing, pruning, and replacing trees and shrubs as required. Special attention shall ensure that trees are pruned and trimmed so they at least six feet about the sidewalk and do not overhang the sidewalks in front of the house and cause injury to persons walking on the sidewalks.

P. TRASH REMOVAL

Each resident is responsible for picking up litter on his property and preventing windblown debris from originating on his land. At no time is the Association open space considered a dumping ground for inorganic or organic debris, including leaves, grass clippings, and branches. The removal of trash costs the Association dollars and voluntary resident cleanup in addition to making the community unsightly. Homeowners will also not allow junk, discarded machinery, construction material, car parts, home remodeling parts or other unsightly or unhealthy items to accumulate in their rear yards, and solely are responsible for its removal and cost of removal. Each resident is responsible for seeing that their lot area is protected from erosion and that storm drain structures are not blocked so as to cause additional erosion problems.

Q. PET CONTROL

Common household pets, such as dogs and cats, may be kept or maintained, provided they are not kept, bred or maintained for any commercial purpose and do not create a nuisance or annoyance to surrounding lots or the neighborhood and are in compliance with applicable Baltimore County ordinances and must be on leashes when outside of their fenced or electric fence yard. Each Occupant shall be responsible for cleaning up after their pet(s), including the removal from any portion of the Properties of any droppings caused by Occupants' dog(s) or other pet(s)." HOA common areas are included and are not to be used as an area for pet droppings.

S. STORM DOORS

Storm doors may be installed on the front door but shall be full-length glass doors with either a decorative brass or colored frame that matches the color décor of the home. Wooden screen doors or half screen/glass doors are not permitted. All storm doors prior to installation require approval from the ARC.